

# EXHIBIT H



**Diversified Financial Services**  
CERTIFIED PUBLIC ACCOUNTANTS  
New York, NY / Brooklyn, NY

May 23, 2024

To Whom It May Concern,

We have reviewed the lease agreement between Fifth & 106<sup>th</sup> Street Associates L.P., landlord, and Mark Haynes, tenant. Based on the lease rider, we have prepared the attached schedule of what the actual annual rent increases/payments should have been.

If you have any questions or require further clarification please contact the below signed.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Mohammed Ali", with a long horizontal line extending to the right.

Mohammed Ali, CPA

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**New York City Location**

122 East 42nd St. Suite 1518, New York, NY 10168  
P: 212.687.8801 P: 212.687.8820

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**Brooklyn Location**

9004 Fifth Avenue, Brooklyn, NY 11209  
P: 718.833.6266 P: 718.833.6475

**Rent Payments per Lease Agreement**  
**Fifth 106th Street Associates L.P. (Landlord) Mark Haynes (Tenant)**

	2018	2019	2020	2021	2022	2023
January		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
February		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
March		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
April		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
May		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
June		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
July		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
August		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
September		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
October	1,905.00	2,009.78	2,120.32	2,236.94	2,359.97	2,489.77
November	1,905.00	2,009.78	2,120.32	2,236.94	2,359.97	2,489.77
December	1,905.00	2,009.78	2,120.32	2,236.94	2,359.97	2,489.77
Oct 2018-Sept 2019	1,905.00					
Oct 2019-Sept 2020	2,009.78					
Oct 2020-Sept 2021	2,120.32					
Oct 2021-Sept 2022	2,236.94					
Oct 2022-Sept 2023	2,359.97					
Oct 2023-Dec 2023	2,489.77					